

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0705-DP-06														
Approximate Address	2560 East 146 th Street.														
Petitioner	KRG Cool Creek Outlots, LLC														
Request	Development Plan Review and Site Plan review of a proposed 4,000 square-foot structure on an outlot in the Cool Creek Commons integrated center														
Current Zoning	SB-PD														
Approximate Acreage	0.75														
Associated Petitions	<table><tbody><tr><td>0304-DP-09 &</td><td>Development Plan & Site Plan - Cool</td></tr><tr><td>0604-SIT-06</td><td>Creek Commons overall</td></tr><tr><td>0301-VS-001</td><td>Variance - signage</td></tr><tr><td>0301-VS-002</td><td>Variance - signage</td></tr><tr><td>0301-VS-003</td><td>Variance - signage</td></tr><tr><td>0301-VS-004</td><td>Variance - signage</td></tr><tr><td>0301-VS-014</td><td>Variance - signage</td></tr></tbody></table>	0304-DP-09 &	Development Plan & Site Plan - Cool	0604-SIT-06	Creek Commons overall	0301-VS-001	Variance - signage	0301-VS-002	Variance - signage	0301-VS-003	Variance - signage	0301-VS-004	Variance - signage	0301-VS-014	Variance - signage
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0301-VS-002	Variance - signage														
0301-VS-003	Variance - signage														
0301-VS-004	Variance - signage														
0301-VS-014	Variance - signage														
Exhibits	<ol style="list-style-type: none">1) WCD Staff Report, 05/29/072) WCD Finding of Fact, 05/29/073) E-mail, Westfield Public Works, 05/16/074) E-mail, Hamilton County Surveyor's office, 05/16/075) Petitioner's Exhibits, 05/14/07														

PROCEDURE

- Development Plan Review requires a Public Hearing.
- Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner
- Any denial must be justified in writing on the accompanying Finding of Fact sheet.
- No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

PETITION HISTORY - MAY 29, 2007:

The May 29, 2007 appearance of this petition before the Advisory Plan Commission represents the first appearance for this petition.

ANALYSIS

This development plan review would provide for the development of a four thousand (4,000) square-foot multi-tenant structure on three-quarters (0.75) of an acre outlot parcel within the Cool Creek Commons integrated center. The outlot in question is a single parcel, and is currently unimproved with any building or above-ground structure. Portions of the infrastructure for the subject site were installed during the construction of the overall Cool Creek Commons integrated center, as well as portions of the parking lot curbing.

Properties abutting the subject site to the north, east and west are included within the Cool Creek Commons integrated center, and are improved with multi-tenant commercial structures and associated paved surface parking. Property abutting the subject site to the south is improved with a water tower, access drive, and parking area.

The parcel is located within the SB-PD (Special Business-Planned Development) District. Properties abutting the subject site to the north, east and west are also within the SB-PD District. Property abutting the subject site to the south is located within the planning and zoning jurisdiction of the City of Carmel, and is located in Carmel's P-1 District. The Carmel P-1 District is identified as the "Park and Recreation" district, and permitted uses include public facilities and parks, museums, and collocated antenna structures.

The subject site abuts the public right-of-way of 146th Street to the south. The subject site abuts the main access drive of the Cool Creek Commons integrated center to the west and an internal access drive to the north. Neither of these drives are public rights-of-way.

DEVELOPMENT PLAN REVIEW

Development Requirements – General

This development plan complies with the applicable SB-PD zoning standards. No waiver requests are associated with this petition. The property in question is not located within any overlay zone. This portion of the subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

The Westfield-Washington 2007 Comprehensive Plan identifies the subject site as located within a "Regional Commercial" area. The Comprehensive Plan recommends commercial development, and identifies "big-box-type retail, with one or more anchor stores" as the anticipated development pattern, and further states that "The character of these areas will include large, suburban-style buildings, usually in commercial centers that depend upon high traffic volumes" (page 49). The outlot parcel that is the subject of this petition is located within a commercial integrated center consistent with the recommended development pattern.

The proposed street access points have been designed and located so as to minimize

safety hazards and congestion, and the capacity of adjacent streets is sufficient to safely and efficiently accept traffic generated by the new development. The applicable utilities have sufficient capacity to provide a satisfactory level of service to meet the needs of the proposed development, and the entrances, streets and internal traffic circulation facilities are compatible with existing and planned streets and adjacent development.

Development Requirements for Each District

Site Access and Circulation

The petitioner's plans would provide for safe and efficient movement of vehicles into and within the site (WC 16.04.165, D4a). The access drives within the overall Cool Creek Commons integrated center were reviewed and approved in petition 0304-DP-09, and have been constructed in accordance with approved plans. The access points from the existing internal access drives to the outlot parcel were also approved in this same petition, and the location of the proposed access points is unchanged. Internal circulation within the proposed outlot was reviewed at the May 2, 2007 TAC meeting, and no revisions to the proposed internal circulation were proposed.

No direct access is proposed to the 146th Street right-of-way. Access to the subject site would be provided from the south side of the internal access drive abutting the subject site to the north, and from the west side of the parking area abutting the subject site to the east. No direct access to the outlot parcel is proposed from the main north-south access to the Cool Creek Commons integrated center.

Submitted plans depict an eight-foot wide multi-use asphalt path within the right-of-way of 146th Street. Aerial photography and a site visit both confirm that the required path has already been installed. Submitted site plans also depict an internal connection between the pedestrian apron around the proposed multi-tenant commercial structure and the existing perimeter path network.

The proposed site access and circulation was reviewed at the May 2, 2007 TAC meeting. The submitted plans reflect compliance with the comments issued by the attending agencies. Correspondence from the commenting agencies reflecting approval is attached (Exhibits 3 & 4).

Landscaping

The previous Development Plan Review, 0304-DP-09, approved an overall landscaping plan for the entire integrated center. The landscaping plan submitted for the outlot parcel depicts the majority of the required plantings as unchanged. Required plantings that would remain unchanged include perimeter parking lot plantings, buffer yard plantings and road-frontage plantings. The landscaping plans submitted depict the plantings along 146th Street, along the east side of the north-south access drive, and within the interior parking lot island at the east property line of the outlot parcel as consistent with what was approved by petition 0304-DP-09. These standards are relative to the exterior and perimeter areas of the outlot parcel.

The submitted site plan depicts minor modifications in the layout of the proposed outlot as compared to the original overall plan. A difference between the original, approved site plan and the current outlot parcel submittal would be a northwest shift in the location of the proposed structure to accommodate a drive-through lane on the north side of the building. This proposed modification would result in a reduction of the area available for landscaping at the north boundary of the outlot parcel. The reduction in available planting area would cause the removal of four existing on-site shade trees. An amended landscaping plan depicting the removal and relocation of these four on-site shade trees elsewhere within the Cool Creek Commons integrated center has been submitted.

A further difference between the original, approved site plan would be the proposed reconfiguration of the interior parking area. Two landscaped interior parking lot islands, shown at the east side of the proposed structure in the site plan approved in 0304-DP-09, would be removed. This would have resulted in the loss of two proposed on-site shade trees. The amended landscaping plan, depicting the two necessary shade trees as located elsewhere within the Cool Creek Commons integrated center, has been submitted

Lighting

The filed development plans include a lighting plan that depicts compliant photometric foot-candle outputs, compliant fixtures, and compliant lighting pole heights.

Signs

Previously-approved development plans depicted the location of proposed signage for the overall development of the subject site. The submitted amendment does not propose any additional signage for the subject site.

Building Orientation

As per WC 16.04.165, D, 3, e, loading docks or spaces are not permitted to face a public street or an adjoining residential district. Plans submitted by the petitioner do not depict any proposed loading docks or spaces.

No outside storage is permitted. Plans submitted show no outside storage areas.

Roof and ground-mounted mechanical equipment must be completely enclosed. The submitted site plans and elevations depict the proposed mechanical equipment as located on the roof of the proposed structure and enclosed with parapets and roof accents.

Each facade that is visible from a public street or oriented to an adjoining residential district must be a finished facade. The proposed structure would be required to provide a finished facade on the southern elevation. Submitted elevations depict all four sides of the proposed structure as finished.

Building Materials

As per WC 16.04.165, D, 3, f, finish materials shall be either all brick or comprised of two or more building materials, with the primary material being either brick or E.F.I.S. The submitted elevations depict brick and E.F.I.S finish materials supplemented with various textures, architectural elements, and colors on all sides. The submitted elevations depict building materials which would be substantially identical to those materials currently in place on the other structures within the Cool Creek Commons integrated center, which were approved in petition 0304-DP-09

PLAN DOCUMENTATION

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	4/18/07	-	Compliant
Demolition Plan	4/18/07	-	Compliant
Overall Plan	4/18/07	-	Compliant
Landscape Plan	4/18/07	5/18/07	Compliant
Lighting Plan	4/18/07	-	Compliant
Building Elevations	4/18/07	-	Compliant
Access & Circulation	4/18/07	-	Compliant

PROCEDURES

The petitioner has followed all required procedures.

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	4/13/07	Compliant
Fees	4/18/07	Paid
Legal Description	4/18/07	Compliant
Consent Form	4/18/07	Compliant
Contact Sheet	4/18/07	Compliant
TAC	5/02/07	Compliant
Notice - Sign on site	5/03/07	Compliant
Notice- Newspaper	5/04/07	Compliant
Notice -Mail	5/07/07	Compliant
Submit Revisions	-	Compliant

FINDINGS OF FACT

See attached.

RECOMMENDED MOTION

Approve 0705-DP-06 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number 0705-DP-06
Approximate Address 2560 East 146th Street.
Petitioner KRG Cool Creek Outlots, LLC
Request Development Plan Review and Site Plan review of a proposed 4,000 square-foot structure on an outlot in the Cool Creek Commons integrated center
Current Zoning SB-PD
Approximate Acreage 0.75

FINDINGS OF FACT

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Finding: The Westfield-Washington 2007 Comprehensive Plan identifies the subject site as located within a "Regional Commercial" area. The Comprehensive Plan recommends commercial development, and identifies "big-box-type retail, with one or more anchor stores" as the anticipated development pattern, and further states that "The character of these areas will include large, suburban-style buildings, usually in commercial centers that depend upon high traffic volumes" (page 49). The outlot parcel that is the subject of this petition is located within a commercial integrated center consistent with the recommended development pattern.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

Finding: Pending compliance with any conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Carey	_____ Jim Carey	_____ Jim Carey
_____ Gloria Del Greco	_____ Gloria Del Greco	_____ Gloria Del Greco
_____ Robert Horkay	_____ Robert Horkay	_____ Robert Horkay

Ginny Kelleher

Ken Kingshill

Joe Plankis

William Sanders

Cindy Spoljaric

Carolyn Stevenson

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If voting against, please state which portion of the Finding of Fact is in error and state any and all reasons why in the space below:

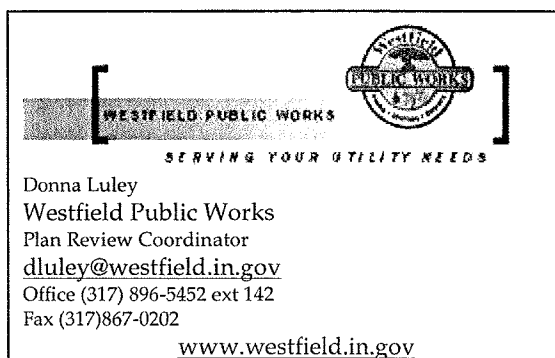
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Al Salzman

From: Donna Luley
Sent: Tuesday, May 22, 2007 8:09 AM
To: Al Salzman
Subject: RE: Cool Creek Crossing Outlot TAC

Al:

WPWD is o.k. with this going to APC on the 29th. I have two very minor changes which should take the engineer all of 10 minutes to accomplish. Thank you.



From: Al Salzman
Sent: Monday, May 21, 2007 12:29 PM
To: Donna Luley; Greg Hoyes (grh@co.hamilton.in.us)
Subject: Cool Creek Crossing Outlot TAC

All-

My recollection was that TAC comments for this petition were minimal, as the outlot design was incorporated into the overall site.

Can you confirm that your agencies are OK with this project proceeding to the 5/29 APC?

Thanks.

Al Salzman, AICP
Senior Planner

Town of Westfield
Community Development Department
130 Penn Street
Westfield, Indiana 46074

Phone: 317.896.5577
Fax: 317.896.2791

5/22/2007

Al Salzman

From: Greg Hoyes [grh@co.hamilton.in.us]
Sent: Monday, May 21, 2007 1:08 PM
To: Al Salzman; Donna Luley
Subject: Re: Cool Creek Crossing Outlot TAC

Al

HCSO has no outstanding issues with this project. If you have any questions, please let me know.

Greg Hoyes
HCSO Plan Reviewer

>>> "Al Salzman" <asalzman@westfield.in.gov> 12:28 PM Monday, May 21,
>>> 2007 >>>
All-

My recollection was that TAC comments for this petition were minimal, as the outlot design was incorporated into the overall site.

Can you confirm that your agencies are OK with this project proceeding to the 5/29 APC?

Thanks.

Al Salzman, AICP
Senior Planner

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